

Holiday Homes in East Sussex

Introduction

The Office for National Statistics (ONS) has released data from the 2021 Census for England and Wales about the number of people who spend 30 days or more at an alternative address. This briefing relates specifically to holiday homes in East Sussex. Note that due to statistical disclosure control applied by the ONS, numbers have been rounded to the nearest 5, and numbers smaller than 10 have been suppressed.

Key Findings

- There were around 1,600 holiday homes registered in the census in 2021, which were visited by just over 4,000 people from across England and Wales.
- Rother was home to 38% of all holiday homes in East Sussex, accounting for 44% of all visitors to East Sussex holiday homes.
- The area around Rye, Winchelsea and Camber had the greatest proportion of holiday homes relative to the local housing supply.
- Half (50%) of those who spent more than 30 days at a holiday home in East Sussex travelled from London, while around 1 in 8 (12%) travelled from within East Sussex.
- Rother ranked the 10th most popular destination for London holiday home users across all 309 lower-tier/unitary authority areas within England (and 23rd for all English and Welsh holiday home users).
- The actual number of holiday homes in the county is likely much higher, since the census data only includes data about people who usually reside in England and Wales and who said they spend at least 30 days a year at a second address, and does not include, for example, Air BnB or other holiday lets in which owners spend less than 30 days per year.

Holiday homes within East Sussex

According to the latest census data, around 1,600 second addresses were used as holiday homes in East Sussex in 2021. These were visited by just over 4,000 people. It should be noted that the 2021 Census data on second addresses only includes people who usually reside in England and Wales and who said they spend at least 30 days a year at the address. The total number of holiday homes is likely to be higher. The coronavirus (COVID-19) pandemic may also have had an impact on the data.

Note also that in order to protect the confidentiality of respondents, all numbers provided by the ONS have been rounded to the nearest 5 and any counts below 10 were suppressed (signified by a 'c' in the ONS data tables), which may further impact results.

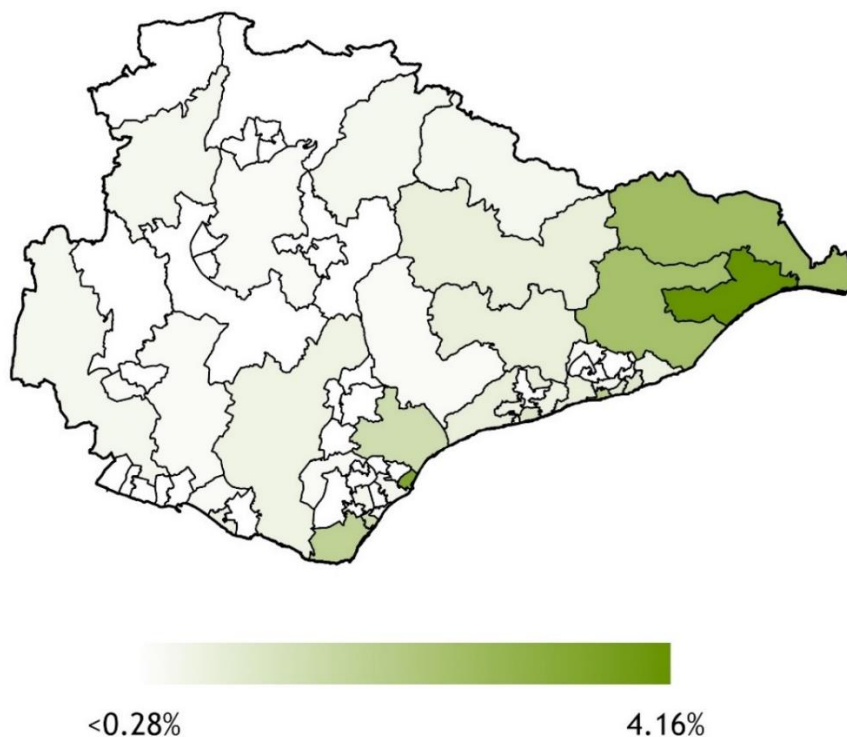
| Area | Number of holiday homes | Holiday homes per 1,000 dwellings | Number of people spending at least 30 days a year at a holiday home in each area |
|--------------------|-------------------------|-----------------------------------|--|
| East Sussex | 1,620 | 6.3 | 4,065 |
| Eastbourne | 365 | 7.4 | 635 |
| Hastings | 300 | 6.8 | 760 |
| Lewes | 130 | 2.8 | 360 |
| Rother | 610 | 13.1 | 1,775 |
| Wealden | 215 | 3.0 | 535 |
| South East | 11,995 | 3.0 | 29,290 |
| Brighton and Hove | 500 | 3.8 | 830 |
| Kent | 2,940 | 4.2 | 7,140 |
| West Sussex | 1,975 | 5.0 | 5,500 |
| ENGLAND | 61,070 | 2.4 | 171,090 |

Source: ONS/Census 2021

Holiday homes were mainly concentrated along the south coast. At district level, Rother had the highest number of holiday homes (37.7% of all holiday homes in East Sussex). Among all 309 lower-tier/unitary authority areas within England, Rother ranked the 19th highest in terms of the concentration of holiday homes (13.1 holiday homes per 1,000 dwellings). Eastbourne ranked 34th (7.4 holiday homes per 1,000 dwellings), followed by Hastings (38th, 6.8 holiday homes per 1,000 dwellings), then Wealden (57th, 3.0 holiday homes per 1,000) and Lewes (62nd, 2.8 holiday homes per 1,000).

Nationwide, South Hams in Devon, had the highest concentration of holiday homes, with 44.1 holiday homes for every 1,000 homes.

Percentage of all dwellings in East Sussex that were used as holiday homes in 2021, by Middle layer Super Output Area



Source: ONS/Census 2021; ESRI/ArcGIS

Within the districts and boroughs, there were some areas where the concentration of holiday homes was significantly higher. In the Rye and Winchelsea area of Rother (MSOA Rother 004), for example, there were 41.6 holiday homes for every 1,000 dwellings, and in the Sovereign Harbour in Eastbourne (MSOA Eastbourne 014), there were 35.8 holiday homes per 1,000 dwellings.


Overall, there were ten MSOAs where more than 1% of all dwellings were used as holiday homes. These are listed in the table below:

| Middle layer Super Output Area (MSOA) | Holiday homes per 1,000 dwellings |
|---|-----------------------------------|
| Rye & Winchelsea (Rother 004) | 41.6 |
| Sovereign Harbour (Eastbourne 014) | 35.8 |
| Northiam, Peasmarsh & Camber (Rother 002) | 26.7 |
| Westfield, Fairlight & Broad Oak (Rother 005) | 24.9 |
| Central St Leonards (Hastings 011) | 20.4 |
| Meads (Eastbourne 012) | 18.2 |
| King Edward's Parade (Eastbourne 011) | 14.6 |
| Stone Cross, Westham & Pevensey Bay (Wealden 020) | 14.6 |
| Old Hastings (Hastings 007) | 10.9 |
| Bexhill Central (Rother 011) | 10.9 |

Source: ONS/Census 2021

Almost half (49.8%) of those who spent more than 30 days at a holiday home in East Sussex travelled from London. Around 11.8% travelled from within East Sussex itself, with a further 27.9% travelling from elsewhere in the southeast. This leaves 10.5% who travelled from further afield.

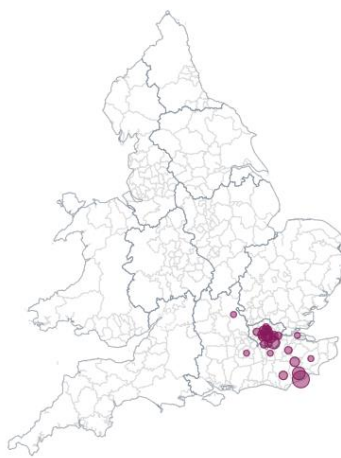
Holiday home locations and where their users live

 Where they come from

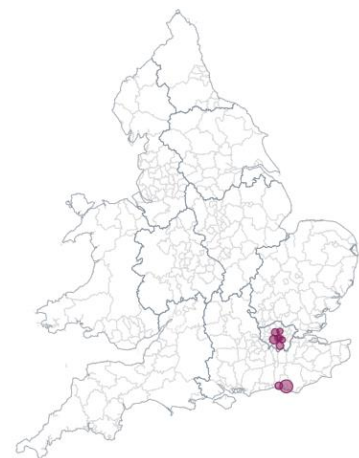
635 holiday home users travelling to Eastbourne



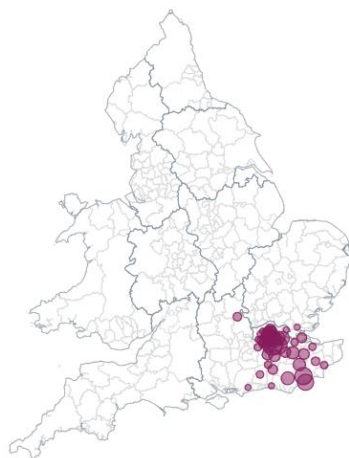
760 holiday home users travelling to Hastings



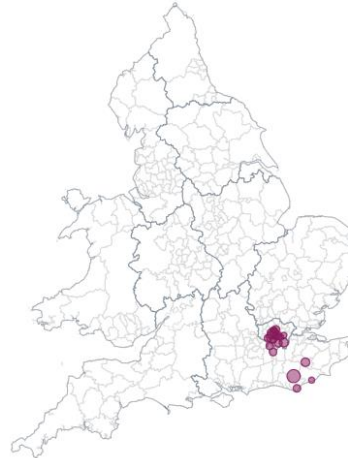
360 holiday home users travelling to Lewes



1,775 holiday home users travelling to Rother



535 holiday home users travelling to Wealden



Source: ONS/Census 2021

Among all 309 lower-tier/unitary authority areas within England, Rother ranked the 23rd most popular destination for English holiday home users, sandwiched between Cotswold in 22nd place and Harrogate in 24th place. However, when looking specifically at holiday users from London, Rother rose to 10th place, with 930 Londoners stating that they spend more than 30 days a year at a holiday home in the district. The second most-popular destination within East Sussex for Londoners was Hastings, which ranked 23rd (50th among all English holiday home users) and recorded 380 holiday home users from London.

| Lower-tier / unitary authority (309 in total) | Number of holiday home users visiting from London (rank) | Number of holiday home users visiting from England and Wales (rank) |
|--|--|---|
| Cornwall | 2,060 (1 st) | 14,230 (1 st) |
| East Suffolk | 1,830 (2 nd) | 5,405 (7 th) |
| Dorset | 1,625 (3 rd) | 6,840 (3 rd) |
| Chichester | 1,615 (4 th) | 3,370 (14 th) |
| Isle of Wight | 1,090 (5 th) | 3,820 (13 th) |
| Cotswold | 1,040 (6 th) | 1,810 (22 nd) |
| Bournemouth, Christchurch and Poole | 1,005 (7 th) | 4,285 (12 th) |
| North Norfolk | 955 (8 th) | 6,280 (5 th) |
| Thanet | 950 (9 th) | 1,650 (25 th) |
| Rother | 930 (10th) | 1,775 (23rd) |
| Dover | 810 (11 th) | 1,345 (34 th) |
| New Forest | 740 (12 th) | 2,420 (16 th) |
| Hastings | 380 (23rd) | 760 (50th) |
| Wealden | 280 (26th) | 535 (61st) |
| Eastbourne | 260 (27th) | 635 (55th) |
| Lewes | 175 (38th) | 360 (72nd) |

Source: ONS/Census 2021

Type of accommodation used as holiday homes

In addition to location, we can look at the number of bedrooms and accommodation type of holiday homes in East Sussex. Information on accommodation type was available for 88.6% of all holiday homes in East Sussex mentioned in the Census, and the number of bedrooms was available for 86.4%.

Across East Sussex, holiday homes were most likely to be flats, maisonettes or apartments (40.1%), followed by detached houses (28.9%); for reference, detached were the most common property type for all homes recorded in Census 2021. The type of accommodation varied across the county, however, as can be seen from the table below.

| Area | % holiday homes that are detached | % holiday homes that are flats, maisonettes or apartments | Average number of bedrooms |
|--------------------|-----------------------------------|---|----------------------------|
| East Sussex | 28.9% | 40.1% | 2.6 |
| Eastbourne | 5.5% | 75.3% | 2.3 |
| Hastings | 8.3% | 48.3% | 2.2 |
| Lewes | 34.6% | 15.4% | 2.9 |
| Rother | 33.6% | 20.5% | 2.8 |
| Wealden | 55.8% | 4.7% | 2.9 |
| South East | 33.6% | 29.6% | 2.7 |
| England | 31.2% | 24.5% | 2.6 |

Source: ONS/Census 2021

As can be seen, detached properties formed the majority of holiday home stock in Lewes, Rother and Wealden, compared to flats, maisonettes or apartments in Eastbourne and Hastings.

The most common number of bedrooms for holiday homes across East Sussex was two (46.4%), followed by three (28.6%). Holiday homes in Eastbourne and Hastings were the smallest in terms of the number of bedrooms, while holiday homes in Wealden had the greatest number of bedrooms, mirroring the trend across all dwellings in the county.

Limitations and mitigations

These data only include people who usually reside in England and Wales who said they spend at least 30 days a year at a second address. People that are not usual residents in England and Wales may have a second address in England and Wales but would not be captured in these data. Some second addresses may not be used by any usual residents in England and Wales for at least 30 days a year, and these would not be captured in these data.

The Office for National Statistics (ONS) produces census data for a range of different output geographies. This includes census statistics for small areas/neighbourhoods right up to statistics for large administrative units. When added together, detailed census results for smaller areas may not exactly match the same data for larger areas. This is because the ONS uses statistical disclosure control methods which swap very small numbers between areas, and/or add small changes to some counts (cell key perturbation). For example, they might change a count of four to a three or a five, to make sure that it is impossible to identify specific individuals. This means that data for small areas may not sum to the totals for higher geographical levels.

Census statistics are estimates rather than counts, and therefore have measures of uncertainty associated with them. As with all self-completion questionnaires, some forms will have contained incorrect, incomplete, or missing information about a person or household. While the ONS takes numerous steps to correct and minimise possible sources of error, as described in their [Quality and Methodology Information \(QMI\) Report](#), no census is perfect.

Further Information

For more information about the census data visit the [ONS website](#). For queries specifically relating to East Sussex, please contact the Research and Intelligence Team via email at esif@eastsussex.gov.uk.

The Research and Intelligence Team, Governance Services, provides demographic and socio-economic data, intelligence and insight to support East Sussex County Council and other East Sussex Partners. The Team also manages East Sussex in Figures (ESiF), the Local Information System for East Sussex. ESiF is a web-based information system that contains detailed, up-to-date and reliable information on a very wide range of topics. Visit www.eastsussexinfigures.org.uk for more information.